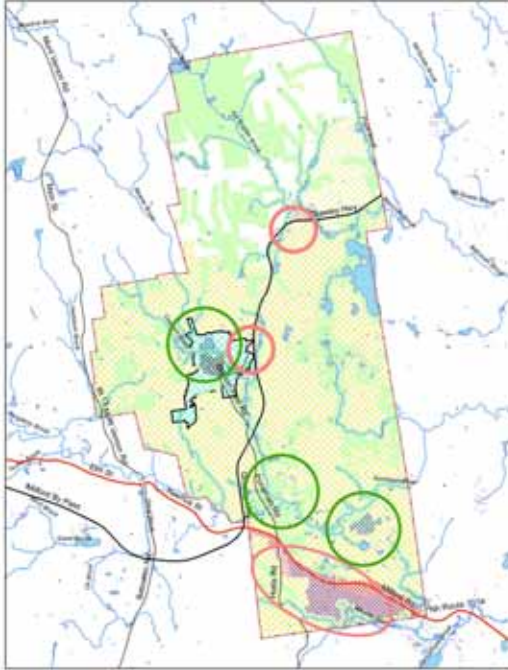


Alternative Interpretations of Amherst's Vision for the Future

The following four development scenarios for possible Amherst futures have been provided by Community Preservation Associates. They provide brief discussions of different ways to accomplish Amherst's vision and goals. Consequences of each scenario are included. The actual development scenario that we chose on May 14th will probably include pieces from a number of these scenarios and maybe other things as well, as different scenarios may be needed for each of the different development patterns in town (Rural, Settled, Village, Route 101A Commercial, and Commercial Node).

1 Continue Current Trends

“No big changes”



1

Land Use Description

This scenario would continue the present land use controls and trends with relatively minor revisions.

- Existing commercial/industrial areas (red circles) would be maintained, as would the recreational complexes (green circles) around the village and the schools in the south side of town.
- Additional residential development would be guided by existing controls with only minor revisions—low density in the north, moderate density in the south.
- Future commercial/industrial development would be limited to the existing areas, but would have more prescribed design guidelines and subject to additional review.

Consequences

Historic Cultural Resources

- Preserve Village Center, including cultural traditions associated with the Green.
- Slow loss of agricultural landscapes that define much of Amherst's existing character.

Conservation

- Continue efforts to protect prime wildlife habitats and important landscapes.
- Continue efforts to create corridors or greenways.

Housing

- The recent trend toward clustered 2-bedroom, duplex housing would continue using the zoning provisions of the Planned Residential District (PRD).
- Most new housing would be built in the central and southern parts of Town.
- Some additional multi-family housing might be built in commercial zones where they are allowed under current zoning provisions.
- With the possible exception of some additional lower cost housing for the elderly, it is unlikely that special efforts or provisions will be made to accommodate more affordable housing.

Economic Development

- The remaining vacant lots along Route 101A would be developed with retail and office uses.
- The remaining vacant lots in the industrial area south of Route 101A would be developed with industrial and semi-industrial uses (such as warehousing and wholesale activities).
- There would be no new commercial activities in Amherst Village or along Route 101.
- Amherst's share of regional employment would decline as employment grows faster in other Hillsborough County towns with more land zoned for commercial activities and with sewer facilities.

Transportation

- Maintains current traffic trends and issues.

- Opportunity to provide and improve non-vehicular pathways connecting residential areas with recreational areas and schools.
- New development provides opportunity for off-site mitigation including roadway, sidewalk, and bike improvements.
- Opportunity to develop site plan review guidelines.

Public Services & Facilities

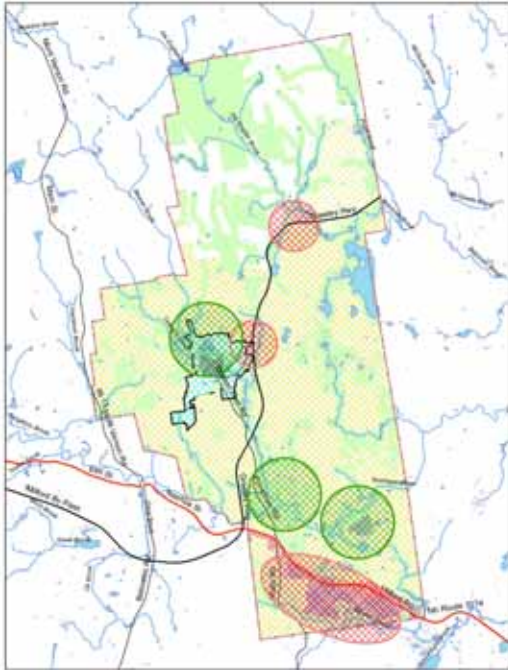
- Will need to upgrade school buildings and reduce overcrowding.
- Additional growth will be minimal; therefore impact on existing services and facilities will be minimal.

Recreation

- Focus on improving existing recreation areas.

2 Reinforce Current Trends

“Reinforce and improve what we have”



2

Land Use Description

This scenario would enhance the present land use controls and trends with some limited revisions intended to strengthen some aspects.

- Existing commercial/industrial areas (red hatched circles) would be enhanced, as would the recreational complexes (green hatched circles) around the village and the schools in the south side of town.
- Additional residential development would be guided by existing controls with only minor revisions—low density in the north, moderate density in the south.
- Future commercial/industrial development would be limited to the existing areas, but would have more

prescribed design guidelines and subject to additional review.

Consequences

Historic Cultural Resources

- Preserve Village Center with some additional efforts to accommodate/control additional housing and enhanced commercial area.
- Increased efforts to protect agricultural landscapes.

Conservation

- Continue efforts to protect prime wildlife habitats and important landscapes with focus on protecting agricultural areas
- Continue efforts to create corridors or greenways especially along Souhegan River and connections to Village Center.

Housing

- Duplex and multi-family housing would be concentrated near the designated target green areas, interspersed and designed into the open space, maintaining overall densities of 1 dwelling unit for each two acres.
- Single-family detached housing would be clustered at current zoning densities and continue to be scattered through the Town.
- There would be limited opportunities to bring down housing costs to levels considered affordable.

Economic Development

- Higher density more extensive commercial uses would be sought for the remaining land on Route 101A.
- Redevelopment and re-intensification of existing commercial uses on Route 101A would be encouraged.
- Commercial areas would be expanded by rezoning selective adjacent areas along Route 101A.
- Commercial areas on Route 101 would also be expanded slightly to accommodate more retail and office uses. Higher buildings to fill up the commercial zoning envelope would also be encouraged in these areas
- Amherst would maintain its regional share of employment.

Transportation

- Opportunity to provide and improve non-vehicular pathways connecting

residential areas with recreational areas and schools.

- Opportunity to develop site plan review guidelines.
- New development provides opportunity for off-site mitigation, including roadway, sidewalk, and bike improvements.

Public Services & Facilities

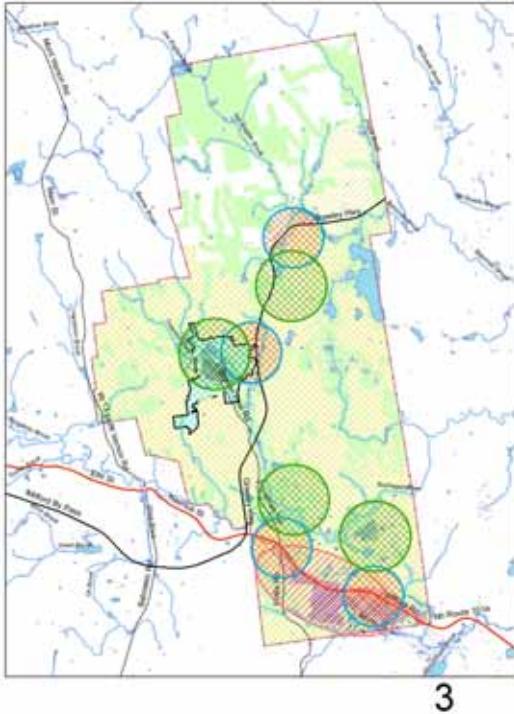
- Will need to upgrade school buildings and reduce overcrowding.
- Additional growth will be minimal; therefore impact on existing services and facilities will be minimal.

Recreation

- Focus on improving existing recreation areas.
- Focus on developing new recreation opportunities in the Souhegan River corridor.

3 Neighborhood Concentration

“Create neighborhood villages”



Land Use Description

This scenario would focus on developing four neighborhood areas with mixed uses: commercial, recreational, educational and residential.

- Existing commercial/industrial areas (blue circles with red-hatching) would be revised and perhaps expanded to allow a mixture of uses.
- Most additional residential development would be guided by existing controls with only minor revisions—low density in the north, moderate density in the south. The exception would be in the neighborhood centers where 1 and 2 bedroom, higher density housing would be encouraged.
- Future commercial/industrial development outside of the

neighborhood centers would be limited to the existing areas, but would have more prescribed design guidelines and subject to additional review.

Consequences

Historic Cultural Resources

- Preserve Village Center with some additional efforts to accommodate/control additional housing and enhanced commercial area.
- Increased efforts to protect agricultural landscapes.

Conservation

- Continue efforts to protect prime wildlife habitats and important landscapes.
- Continue efforts to create corridors or greenways. Make connections to neighborhood villages.

Housing

- Mixed densities and housing types would be permitted and encouraged in the target neighborhood areas.
- New planned residential zoning provisions would have to be adopted that specified overall densities for the neighborhood areas, and allowed individual adjacent lots to be of various sizes and built on with various housing types.
- Residential densities surrounding the targeted neighborhood area would be lowered to encourage more development within the neighborhood areas – and/or

transferable development rights could be used to promote more development within the neighborhood areas.

- There would be more opportunities to provide more affordable units.

Economic Development

- Mixed-use buildings would be created in commercial areas along Routes 101 and 101A.
- More local market oriented retail and services activities would be developed in the designated neighborhoods to serve the residents of these areas.
- More local entry-level retail and service jobs would be created offering opportunities for 2nd and 3rd wage earners in Amherst households.
- Average wages would decline slightly with the addition of more lower paying retail and service jobs.

Transportation

- Opportunity to provide and improve non-vehicular pathways connecting residential areas with recreational areas and schools.

- New development provides opportunity for off-site mitigation, including roadway, sidewalk, and bike improvements.
- Mixed-use development results in reduced trip generation, fewer single occupant vehicles, fewer vehicle miles traveled, and provides more opportunities for non-motorized travel.
- Opportunity to develop site plan review guidelines
- Provide additional sidewalks and bike facilities for new higher density residential areas.

Public Services & Facilities

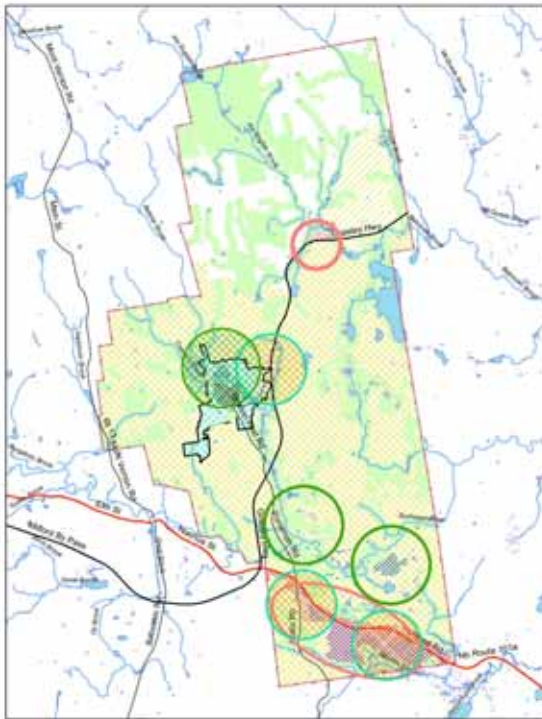
- Likely to create needs for additional services and facilities than currently exist.

Recreation

- Improve existing recreation facilities.
- Create neighborhood playgrounds and other recreation opportunities in each of the neighborhood villages.

4 Strengthen Village/ Diversify 101A Corridor

“Emphasize and diversify”



4

Land Use Description

This scenario would continue the present land use controls and trends with some relatively major revisions.

- The Village Center would be modified to include more commercial and cultural/recreational activity as well as some 1 and 2-bedroom, higher density housing with compatible design controls to maintain the character of the historic district.
- The existing commercial area (red circle) on the northern end of town would be maintained, as would the recreational complexes (green

circles) around the schools in the south side of town.

- The Route 101A corridor would include two mixed-use clusters with commercial, office, and 1 and 2-bedroom apartments.
- Additional residential development would be guided by existing controls with only minor revisions—low density in the north, moderate density in the south.
- Future commercial/industrial development would be limited to the existing areas, but would have more prescribed design guidelines and subject to additional review.

Consequences

Historic Cultural Resources

- Preserve Village Center with some additional efforts to accommodate/control additional housing and enhanced commercial area.
- Increased efforts to protect agricultural landscapes.

Conservation

- Continue efforts to protect prime wildlife habitats and important landscapes with focus on protecting agricultural areas
- Continue efforts to create corridors or greenways especially along Souhegan River and connections to Village Center.

Housing

- More multi-family housing would be encouraged in the Route 101A Corridor, some in mixed-use structures.
- Higher density smaller homes would be encouraged in the existing Village Center.
- There would be more opportunities to create more affordable housing.

Economic Development

- Amherst Village would serve more local market shopping and service needs than it does now.
- The Route 101A Corridor would continue to serve essentially regional markets.
- No new commercial development along Route 101.
- The mixed-use clusters on Route 101A would provide a greater sense of organization and identity to this area.

Transportation

- Opportunity to provide and improve non-vehicular pathways connecting

residential areas with recreational areas and schools.

- New development provides opportunity for off-site mitigation, including roadway, sidewalk, and bike improvements.
- Mixed-use development results in reduced trip generation, fewer single occupant vehicles, and fewer vehicle miles traveled, and provides more opportunities for non-motorized travel..
- Additional sidewalks for new higher density residential areas.
- New cluster development on Route 101A provides opportunities for access management improvements.

Public Services & Facilities

- Likely to create needs for additional services and facilities than currently exist.

Recreation

- Improve existing recreation facilities.
- Create playgrounds and other recreation opportunities in the Village Center and in the 101A corridor.

Summary Evaluation

Goal Sets	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Historic Conservation				
Natural Resource Conservation				
Housing				
Economic				
Transportation				
Public Facilities & Services				
Recreation				
Implementation				